

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**SB 279 - HB 376**

February 17, 2017

**SUMMARY OF BILL:** Establishes that any action to recover damages against a real estate appraiser arising from the appraiser's real estate appraisal activity must be brought within one year from a person's discovery of the act or omission giving rise to the action, but in no event shall an action to recover damages against a real estate appraiser be brought more than five years after the date the appraisal was conducted.

Prohibits the Real Estate Appraiser Commission (REAC) from considering a complaint for disciplinary action against a real estate appraiser if the complaint is related to an appraisal completed more than three years before the complaint was submitted to the REAC.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- This bill will result in a decrease in complaints filed with the REAC which is estimated to result in a subsequent decrease in disciplinary actions against licensed real estate appraisers.
- Any decrease in complaints handled by the REAC is estimated to be not significant; therefore, no significant impact on the REAC.
- Pursuant to Tenn. Code Ann. § 4-29-121, all regulatory boards are required to be self-supporting over any two- year period. The REAC experienced a surplus of \$182,418 in FY14-15, a surplus of \$295,388 in FY15-16, and a cumulative reserve balance of \$1,395,259 on June 30, 2016.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee".

Krista M. Lee, Executive Director

/jdb